

	L #	Hits	Search Text	DBs
1	L1	426385	(rent\$3 or leas\$3 or subscrib\$3) with (storage or space or memory)	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
2	L2	316528	contract or agree\$7	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
3	L3	28711	1 and 2	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
4	L4	271417	(estimat\$4 or approxi\$7) with (usage or amount or size)	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
5	L5	3750	3 and 4	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
6	L6	4322808	term or condition or restriction or limitation	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
7	L7	22164	2 with 6	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
8	L8	513	5 and 7	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
9	L9	19488	(chang\$3 or alter\$4 or edit\$3 or updat\$3) with 2	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB

	L #	Hits	Search Text	DBs
10	L10	217	8 and 9	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
11	L11	204	calculat\$3 and 10	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
12	L12	185	11 and (bill\$3 or pay\$5)	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
13	L14	123	13 and (storage or space)	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB
14	L13	123	12 and @ad<"20010416"	US-PGPUB; USPAT; EPO; JPO; DERWENT; IBM_TDB

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Set	Items	Description
S1	9757529	RENT??? OR LEAS??? OR SUBSCRIB???
S2	7162275	STORAGE? ? OR SPACE? ? OR MEMORY
S3	222025	S1 (8N) S2
S4	14419900	CONTRACT? ? OR AGREEMENT? ?
S5	60265	S3 AND S4
S6	11138887	ESTIMAT???? OR APPROXIMAT????
S7	15583761	USAGE? ? OR AMOUNT OR SIZE? ? OR CAPACIT??? OR OCCUPANC???
		OR UTILIZ??????

S8	418431	S6 (8N) S7
S9	418431	S6 AND S8
S10	2525	S5 AND S8
S11	21668470	CHANG??? OR ALTER??? OR EDIT??? OR UPDAT???
S12	3526	S3 (8N) S11
S13	61	S10 AND S12
S14	51	(BILL??? OR PAYMENT? ? OR PAY??? OR PAID OR CHARG???) AND -
	S13	
S15	23	S14 AND PY<2002
S16	18	RD (unique items)

read (S16)

t s16/medium,k/1-18

**16/K/1 (Item 1 from file: 15)**

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02299133 94474722

**Business and office parks in a slump**

Bell, John

Mortgage Banking v62n3 PP: 54-63 Dec 2001

ISSN: 0730-0212 JRNL CODE: MOB

WORD COUNT: 3918

...TEXT: needs by the Department of Defense as it expands its operations, and the Pentagon may **contract** out more services, also stimulating demand for business-park space.

What's ahead

Those interviewed...

...community until early spring 2001," he says.

"Investors under current conditions are not willing to **pay** as much," says Starr. "They're looking for good deals."

Levy says, "Infill locations are feet of new space in 2001, according to Ellis. Separately, a growing **amount** of sublease space is emerging, **estimated** at nearly 5.6 million square feet in the first half of 2001.

The industrial...

...lack of users," he says. "There just aren't a lot of users looking for **space**."

John Coleman, vice president of portfolio **leasing** for The **Alter** Group, a Skokie, Illinois-based business- and office-park developer, concurs that there's been...

...no loans out there for spec projects, and we're seeing a lot of sublease **space** on the market, further depressing **rents**."

Choulochas sees potential risk for developers who buy land when prices are at the top...

**16/K/2 (Item 2 from file: 15)**

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02277833 90595762

**Friction and inertia: Business change, corporate real estate portfolios and the U.K. office market**

Gibson, Virginia A; Lizieri, Colin M

Journal of Real Estate Research v22n1/2 PP: 59-79 Jul-Oct 2001

ISSN: 0896-5803 JRNL CODE: JRR

WORD COUNT: 7840

...TEXT: product and rapid shifts in the nature and location of demand. Less attention has been **paid** to the role that corporate real estate plays in facilitating-or hindering-the introduction of...

...real estate issues have been addressed in relation to business organization, most attention has been **paid** to the physical configuration of space and the need for functional flexibility. Team working and...

...on developer and investor behavior and the inertial effect of the U.K. "standard institutional **lease** ") have constrained the supply of appropriate business **space** and dampened the impact of business reorganization on the demand for offices. This inertia becomes...and the product life cycle determine. Thus, labor markets are increasingly characterized by short-term **contracts** , part-time work, job sharing, sub-contracting and self-employment. For workers in the periphery... financial services to public sector enterprises.<sup>9</sup> The average turnover of respondents was L2.9 **billion** (\$4.8 **billion** ) with an average employment count of **approximately** 25,000. The **size** of the office portfolio varied considerably with the largest occupying 15 million square feet and...

...decreased their property portfolio); the length of leases was reducing (62% had moved to shorter **lease** lengths); and the preferred location of the office **space** was **changing** (33% had moved out of city center to periphery locations and another 11% to new...

...a change in office layout (Exhibit 7). For the vast majority (over 83%), neither the **lease** length nor the location of office **space** was affected by **changes** in management structure or working practice.

#### Exhibit 6

Seventy-one percent of respondents stated that...

...account for 30% to 40% of their office portfolio. Firms required flexible forms and shorter **lease contracts** for this peripheral **space** while preferring long **leases** or owner occupation for their core requirement. This diversity of form was felt to be...are related to minimizing voids, keeping management costs down, and ensuring that the tenants are **paying** promptly and meeting their obligations. The client is the financial institution not the tenant, who...

...of the service, is to establish a price per person or workspace that combines the **charge** for the space with the additional services. However, this assumes that the corporate real estate...

...institutional structures in the legal profession can have a similar dead hand effect on lease **contract** innovations.

Therefore the factors come full circle. If valuers cannot establish value (or even worse...investors and private landlords who have been able to impose a standardized form of lease **contract** that is extremely onerous for occupiers. The 'standard institutional lease' does not provide the flexibility...the real estate occupied by a government department. Unlike a standard sale and lease back **agreement** , the PFI project is based on providing both space and services to the occupier with very detailed standards of service performance built into the **contract** .  
12 However, planning constraints that curtail supply would increase the price of real estate, making...

16/K/3 (Item 3 from file: 15)

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02008525 52305163

**Projections in the industrial property market using a simultaneous equation system**

Thompson, Robert; Tsolacos, Sotiris

Journal of Real Estate Research v19n1/2 PP: 165-188 Jan-Apr 2000

ISSN: 0896-5803 JRNL CODE: JRR

WORD COUNT: 8507

...ABSTRACT: indicates a quiet market until 2001 (lower level of new supply, constant levels of real **rents** and increasing availability of industrial **space** ) but a more active market in 2002 and 2003. It is suggested that simultaneous equation...

...TEXT: indicates a quiet market until 2001 (lower level of new supply, constant levels of real **rents** and increasing availability of industrial **space** ) but a more active market in 2002 and 2003. This study suggests that simultaneous equation...availability of industrial floorspace. This model allows the interaction of the supply of new industrial **space** , industrial property **rents** , construction costs, the availability of industrial floorspace and macroeconomic variables. Theoretical intuition and the findings...

...the current period. In this equation, it is assumed that the supply of new industrial **space** in a particular year is the result of **rents** and construction costs at that year. It could, of course, be argued that past rents...data are also compiled by the DETR. This index measures the movement in the prices **paid** for the materials used by the construction industry in the U.K. The materials cost...the 1992 recession.

Property is an inflexible asset. It is physically unable to expand and **contract** with changes in demand. As a consequence, in times of low demand there will be...related to the changes in the gross domestic product. Both past rent movements and the **changes** in floorspace availability determine the contemporaneous **changes** in **rents** . The supply of new industrial **space** is significantly influenced by **changes** in **rents** and construction costs. The individual equations in the simultaneous system are well specified. The evaluation...

...the importance of forecasts to real estate analysts and the received need to make forecasts **utilizing** the **estimated** frameworks in related quantitative work, this study produced five-year forecasts for new industrial building...significance. When a series of real short-term interest rates (proxied by the real Treasury **bill** rate) was examined, the coefficient took the expected negative sign and was significant but again ...

...the computed coefficients to produce simulations for the remaining observations. However, given the rather small **size** of the full sample, an **estimation** of the system over a shorter period that leaves a sufficient number of years for...

16/K/4 (Item 4 from file: 15)

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01902875 05-53867

**Now, play nice**

Christopher, Abby

Upside v11n10 PP: 100-112 Oct 1999

ISSN: 1052-0341 JRNL CODE: UPS

WORD COUNT: 4401

...TEXT: of Denverbased US West Inc.'s Enterprise division, his company will spend upward of \$1 **billion** to open up its markets to local competition. US West, a leading ILEC that recently...

...commissions, other ILECs are also edgy about sinking money into breaking their monopolies. Is the **billion** -dollar price tag the big sticking point? Not really-the cost of letting other players...

...company had a successful IPO, and as of August, each was valued at roughly \$4 **billion** to \$5 **billion** on year-end 1999 sales revenue estimates ranging from \$10 million to \$50 million.

But...

...Mass., estimates that as of year-end 1998, 3.9 million of the 7.4 **billion** small businesses in the United States had Internet access. Nearly 3.3 million of these...

...New York estimates the U.S. DSL service market for access alone will reach \$7 **billion** to \$9 **billion** by 2002.

For a number of reasons, data CLECs have chosen to use DSL to broadband service with many hidden **charges**. Broadband wireless has technology glitches to fix, and any business deployments of cable modems would...

...this segment, dialup is too slow, and ISDN [offered by ILECs] adds per-minute online **charges** to their base monthly price," Meade says.

J.P Morgan's Langner agrees: "DSL is...

...sell DSL services to businesses. "DSL will cannibalize existing T1 service, for which ILECs typically **charge** \$1,000 a month," he says. "It would reduce margins considerably"

Reluctant partners

Each of...

...been denied colocation. The FCC is also expected to require that ILECs post and regularly **update** central office **space** availability and **leasing** fees on the Web.

According to Roland Van der Meer, partner with Palo Alto, Calif...

...services "are finding it cheaper to buy than build," Dataquest's Hackler says. They can **contract** with data CLECs to resell a certain number of DSLs, and for each business customer...high-value consumer customers.

(Table Omitted)



Captioned as: Access media compared

The data CLECs' colocation **agreements** with ILECs have also attracted high-powered telecommunications players as corporate investors and channel partners...

...Banc of America Securities' Renegar, the term "'preferred customer relationship' doesn't mean anything. Those **contracts** are pretty loosely worded without much in legal obligations or penalties," he says.

In fact...

...services that they bundle with DSL. In an April report on Rhythms, Hambrecht & Quist LLC **estimated** that the addressable U.S. small and medium- **size** business markets for data CLEC-enabled services would reach \$80 **billion** by 2001. Such services include remote access to corporate networks, voice over DSL, Web hosting well as DSL service providers argue that securing and continuing to establish colocation **agreements** creates its own value.

"It's a form of money in the bank," says Jeannette...

...from the local Regional Bell Operating Company. Then on top of that, they have to **pay** for local long-distance, probably buy a T1 line from a Sprint Communications [Corp.] or...

...services; buy a 512 kilobit-per-second frame relay circuit from their Internet service provider; **pay** for ISP services. Finally, they probably have to deal with some kind of local VAR...

16/K/5 (Item 5 from file: 15)

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01704983 03-55973

**Environmental cost management**

Anonymous

Management Accounting v80n3 PP: 28-38 Sep 1998

ISSN: 0025-1690 JRNL CODE: NAA

WORD COUNT: 4997

...TEXT: not trivial. The Environmental Protection Agency estimates that U.S. companies spent more than \$100 **billion** on these activities in 1990, and approximately \$200 **billion** by 1995. Bayer, the German chemical company, spends as much annually on environmental costs as it does on labor.

Twenty years ago, waste disposal costs were minor. Disposal companies **charged** only \$2.50 per ton to dump hazardous waste in a landfill in 1978 versus \$200 per ton in 1988. Companies **paid** \$50 per ton to burn waste in 1978 versus \$200, or up to \$2,000 for some types of extremely hazardous wastes, in 1987. Garbage companies **charged** \$3 per ton in 1983 to remove consumer trash, but in 1993 consumers **paid** up to \$130 per ton for the same service.

Executives who ignore the management of...

...at Myers cannot just drop this paint waste into the garbage-RCRA

requires companies to **contract** with a licensed company to dispose of the waste, and this cost can be substantial...

...nonhazardous waste because the costs of disposal differ significantly. For example, a hospital easily can **pay** \$3 per pound for disposal of biohazardous waste, so hospital managers scrutinize this waste carefully...

...Liability Act (CERCLA) of 1980 (sometimes called the Superfund) requires pollution-generating companies to make **payments** to cover the cost of cleaning up hazardous waste sites. Although the law was passed by Congress, individual states set the fees **paid** by companies, and these fees vary from state to state. For the year 1995, the state of Tennessee imposed a Superfund **charge** of \$.17 per kilogram ...a special policy to cover the risks related to handling hazardous waste. To determine the **charge** for the insurance, an insurance company typically will send a loss-control engineer to visit...

...company, which will result in lower insurance rates. Amortization of air-emissions permit. Myers must **pay** a \$1,000 fee for the right to build a paint room that emits pollutants...

...increase its emissions above the limit used to set the original permit fee, it must **pay** another fee based on the new emission level.

Air-emissions fee. In addition to the **payment** for the air emissions permit, Myers also must **pay** a yearly fee based on the annual volume of pollutants it emits into the atmosphere...to spend \$50 million to clean up a site in New Jersey in addition to **paying** \$12 million in fines to the EPA. Electronics companies operating in the San Francisco Bay...

...solutions tend to be very expensive because of the handling, record keeping, correcting mistakes, and **storage** costs. Yet such solutions require the **least change** to operations. Managers need only find some external party to remove the waste, and the...

...reduced the cost of water purchases by \$29,000 per year and reduced its sewer **charges** by \$43,000 per year.

In its Lampertheim facility in Germany, Ciba Geigy invested \$4...  
...ton of good product produced. With an annual output of 20,000 tons, the savings **amount** to a yearly reduction in production costs of **approximately** \$1.5 million.

Dow Chemical developed a process for recycling and controlling a reactant the...

...liquid that contained small amounts of steel particles and larger amounts of hydrochloric acid. It **paid** \$.60 per gallon to a waste-processing company to dispose of this product for a...

...are delivered on wooden pallets. The company tosses the pallets into a dumpster, which it **pays** a waste-disposal company to haul away periodically for several hundred dollars per trip. If these companies **charge** a much smaller fee than waste-disposal companies **charge** for hauling the pallets away.

Another aspect of pollution prevention relates to strategic planning. Most ...

...annually in proper handling, it must maintain detailed records on TCE movement, and it must **pay** for the quantity of emissions released into the atmosphere. In year one the company must **pay** \$16,000 for a permit to release the TCE vapors into the air, and it will have to **pay** this same amount (or a higher one) five years later.

Applying a 15% cost of...

16/K/6 (Item 6 from file: 15)

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01048991 96-98384

**ISO form and endorsement changes approved by individual states March and April 1995**

Kowatch, Diana

Rough Notes v138n6 PP: 50-54+ Jun 1995

ISSN: 0035-8525 JRNL CODE: RNO

WORD COUNT: 3703

...ABSTRACT: Underground Storage Tank (UST) Program." For insurers electing to support the program, the policy will **pay** for a covered UST incident, which exceeds the deductible, on the basis of the sum for all damages and corrective action costs. Total amount **paid** will be the lesser of the amount of the actual damages and corrective actions costs...

...TEXT: UST) Policy Program."

For those insurers that elect to support this program, the policy will **pay** for a covered UST incident, which exceeds the deductible, based on the sum for all damages and corrective action costs. Total amount **paid** will be either the amount of the actual damages and corrective action costs, or the ...

...Colorado, in addition to those listed above, are: CG 04 26 -- Coverage for Injury to **Leased** Workers, CG 29 78 -- Exclusion -- Underground **Storage** Tank Incidents, CG 30 05 -- Colorado **Changes** -- Cancellation and Nonrenewal, and IL 00 21 -- Nuclear Energy Liability Exclusion Endorsement.

CONNECTICUT

The personal...deliver 45 day advanced written notification of nonrenewal, to the named insured and any loss **payee** (s), if there is an increase in the premium of 25% or more, an increase...

...or more, or a material reduction in the limits or coverage of the policy or **contract** . This change applies to both property and casualty. Condominium Commercial Unit-Owners Optional Coverage Form...

...The endorsement provides additional loss assessment coverage subject to a separate schedule and limit, but **pays** no more than \$1,000 for an assessment due to the condominium association's policy...

...Change Endorsements, to comply with the 1994 Minnesota Law. This change now gives deed-vendor **contracts** the same rights as a mortgagee. The three revised Minnesota Changes Endorsements are: BP 01...and 3106, which do not support policies with wording that attempts to void an insurance **contract**

. The new wording does not void the **contract** , however it does clarify that any insured who makes a fraudulent statement or engages in...

...injured in an accident while driving in another family member's uninsured car, but not **pay** for injuries to the owner of the uninsured vehicle.

Responding to the Martin v. Midwest...to the agent of record (if any), the renewal terms and a statement of the **amount** of actual or **estimated** premium due for the renewal period. If notice is sent to the agent, it must ...

...The endorsement provides additional loss assessment coverage subject to a separate schedule and limit, but **pays** no more than \$1,000 for an assessment due to the condominium association's policy...

16/K/7 (Item 7 from file: 15)

DIALOG(R)File 15:ABI/Inform(R)

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00901131 95-50523

**Omnibus Budget Reconciliation Act of 1993 (Public Law 103-66)**

Anonymous

Health Care Financing Review v15n1 PP: 177-216 Fall 1993

ISSN: 0195-8631 JRNL CODE: HCF

WORD COUNT: 17359

...TEXT: PROGRAM, AND TIMBER SALE PROVISIONS

SUBCHAPTER A--MEDICARE PART I--PROVISIONS RELATING TO PART A

**PAYMENTS** FOR PROSPECTIVE **PAYMENT** SYSTEM (PPS) HOSPITALS (SECTION 13501)

Inpatient Hospital Services Update (Section 13501 (a))-

Prior Law: The...

...receive the same update factor.

Sole community hospitals and Medicare-dependent small rural hospitals are **paid** based on the higher of the applicable standardized amount or a hospital-specific rate. The...

...the update is moved to October 1.

Reduces the unadjusted standard Federal rate for capital **payments** for PPS hospitals by 7.4 percent in FY 1994. Requires the Secretary to determine which capital **payment** methodology should be applied to each hospital to take account of this reduction.

Effective Date...

...a State with no rural areas.

Effective Date: Retroactive to October 1, 1991.

Hospital Outlay **Payments** (Section 13501(c))-

Prior Law: The Secretary must make additional **payment** for outlier cases, which are cases involving long stays or extraordinary costs as compared to other cases in the same DRG.

Provision: This provision addresses the distribution of outlier **payments** between long-stay outlier cases and cost outlier cases, phasing out **payments** for long-stay outlier cases, beginning in FY 1995 and ending in Y 1998. The proportion of outlier **payments** for long-stay outlier cases would be reduced from the proportion in P) 1994 as...

...FY 1995: 25 percent.

\* FY 1996: 50 percent.

\* FY 1997: 75 percent.

\* FY 1998: No **payment** .

The proportion of outlier **payments** for cost outlier cases would increase accordingly.

Sets the **payment** threshold for cost outlier cases at the applicable DRG **payment** plus a fixed dollar amount, as determined by the Secretary.

Effective Date: October 1, 1994...

...has been redesignated as a Metropolitan Statistical Area (MSA). The Secretary must make lump sum **payments** to these hospitals for the additional **payments** that would have been made had they not lost classification as RRCs.

Hospitals that lost...

...referral center status.

Effective Date: Upon enactment; August 10, 1993.

Medicare-Dependent Small Rural Hospital **Payment** Extension (Section 13501 (e))-

Prior Law: Rural hospitals qualifying as Medicare-dependent hospitals (MDH) receive special **payment** . To be classified as a Medicare-dependent hospital, a hospital must: be located in a...

...during the cost reporting period beginning in FY 1987.

Medicare-dependent hospitals have the same **payment** rules as sole community hospitals for cost-reporting periods beginning on or after April 1, 1990, and ending before April 1, 1993.

**Payments** to all rural hospitals are based on the same standardized amount as **payment** to hospitals in "other urban" areas effective October 1, 1994.

Provision: Special **payments** for small rural ...continued for discharges occurring through September 30, 1994, on a phase-down basis. Existing MDH **payments** for discharges occurring during the first 3 12-month cost-reporting periods beginning on or after April 1, 1990. **Payment** of 50 percent of the difference between the existing MDH **payment** and the **payment** under PPS for discharges occurring during subsequent cost

reporting periods and through September 30, 1994.

The Secretary must make lump sum **payments** to these hospitals for the additional **payments** that would have been made had they not lost classification as MDHs.

Hospitals that lost...

...Date: Upon enactment; August 10, 1993.

Extension of Regional Floor (Section 13501 (f))-

Prior Law: **Payments** to PPS hospitals in census regions where regional standardized amounts exceed the national standardized amount are **paid** based on 15 percent of the regional amount and 85 percent of the national amount for discharges occurring from April 1, 1988, through September 30, 1993.

Provision: Extends the alternate **payment** methodology for regions where the regional standardized amounts exceed the national standardized amounts through FY...

...to target amounts.

The Secretary should promptly submit the overdue report on revising the current **payment** system for PPS-exempt hospitals that was due April 1, 1992.

Effective Date: October 1, 1993.

SKILLED NURSING FACILITIES (SECTION 13503)

Prior Law: **Payments** to skilled nursing facilities (SNFs) are made on a reasonable cost basis, subject to per...  
...112 percent of the mean per diem costs for hospital-based facilities.

The Secretary must **pay** for costs of a hospital-based facility attributable to excess overhead costs allocated to the...

...the cost limits based on case mix or circumstances beyond its control.

Proprietary SNFs receive **payments** for costs of providing services and in addition receive a return on equity **payment**.

The labor-related portion of SNF cost limits is adjusted by the hospital wage index...

...have been granted if there were no restrictions on changes in cost limits.

Repeals additional **payments** for excess overhead costs for hospital-based SNFs for cost-reporting periods beginning on or after October 1, 1993.

Requires the Secretary to develop recommendations for the SNF prospective **payment** system (PPS) to be implemented no later than October 1, 1995. The report will: address whether the differential **payment** for hospital-based facilities should be maintained; and develop an interim PPS for inpatient routine service costs.

Eliminates return on equity **payments** to proprietary SNFs.

Requires the Secretary, within one year of enactment, to begin to collect ...

...for potential use in development of a SNF wage index.

Effective Date: October 1, 1993.

**PAYMENTS FOR HOSPICE CARE (SECTION 13504)**

Prior Law: **Payment** rates for hospice services are updated each year by the projected increase in the hospital...

...basket.

Effective Date: October 1, 1993.

**HEMOPHILIA PASS-THROUGH EXTENSION (SECTION 13505)**

Prior Law: Additional **payments** to hospitals for the costs of administering blood clotting factor to Medicare beneficiaries with Hemophilia...

...to clotting factor furnished between June 19, 1990 and December 19, 1991.

Provision: Extends additional **payments** for Hemophilia clotting factor furnished through September 30, 1994.

Effective Date: Retroactive to December 19, 1991.

**GRADUATE MEDICAL EDUCATION PAYMENTS IN HOSPITAL-OWNED COMMUNITY HEALTH CENTERS (SECTION 13506)**

Prior Law: Additional **payments** to hospitals for the indirect costs of medical education are based on the ratio of...limited-service rural hospital demonstration projects permanent. The recommendations should consider: adequacy of the current **payment** system, staffing and service standards, and quality assurance procedures.

Effective Date: Upon enactment; August 10...

...are not entitled to benefits under Part A, may enroll in the program if they **pay** a monthly premium. The monthly premium is based upon the actuarial value of benefits under...

...premium is reduced, on a phased-in basis, for individuals with 30 or more quarters **paid** into the Social Security system. Spouses of such individuals receive the same reduction. The Part...

...1997, and 45 percent in 1998 and subsequent years.

The reduction in Part A premium **payments** also applies to the surviving spouse, or divorced spouse of an individual with 30 or more quarters **paid** into the Social Security system.

Effective Date: Effective for monthly premiums beginning January 1, 1994...

...a procedure, but the practice expense and malpractice relative value components are based on historical **charges** .

Provision: Reduces practice expense relative value units by one-quarter of the difference between practice...  
...office would be exempted.

Effective Date: Services furnished on or after January 1 , 1994.

**SEPARATE PAYMENT FOR INTERPRETATION OF ELECTROCARDIOGRAMS (SECTION 13514)**

Prior Law: OBRA 1990 eliminated separate **payments** for interpretation of electrocardiograms (EKGs) performed or ordered to be performed as part of, or...

...conjunction with, a medical visit or consultation, effective January 1, 1992. The fee schedule bundled **payments** for EKGs into Medicare **payments** for visits and consultations.

Provision: Restores separate **payment** for EKG interpretations. Requires adjustment of relative value units for visits and consultations to **pay** for it.

Effective Date: Services furnished on or after January 1, 1994.

**PAYMENTS FOR NEW PHYSICIANS AND PRACTITIONERS (SECTION 13515)**

Prior Law: **Payments** for new physicians and practitioners, except for primary care services and those in certain rural areas, are phased in during their first 4 years of practice. **Payments** are 80 percent of the fee schedule or prevailing **charge** otherwise recognized during the first year of practice, 85 percent during the second year, 90...

...and 100 percent during the fifth year and thereafter.

Provision: Repeals the phase-in of **payment** to new physicians. Reduces fee schedule to **pay** for it.

Effective Date: Services furnished on or after January 1, 1994.

**PAYMENTS FOR ANESTHESIA (SECTION 13516)**

Prior Law: When anesthesia services are provided by a team consisting of an anesthesiologist medically directing a certified registered nurse anesthetist (CRNA), Medicare **payments** to the anesthesiologist are based on reduced base and time units. The statute also specifies...

...factor for medically directed CRNAs.

Provision: Phases in over 4 years a limit on Medicare **payment** for anesthesia teams set at 100 percent of the Medicare **payment** if the anesthesia were furnished only by a physician. When an anesthesia team is used, specifies that 50 percent of the Medicare **payment** is for the physician and 50 percent for the CRNA. Repeals the separate conversion factor...

...medically directed CRNAs.

Requires that the base and time unit methodology be the same for **payment** of physicians, physician medical direction of CRNAs and **payment** of CRNAs



and that the methodology be the same as the one in place on enactment.

Effective Date: Services furnished on or after January 1, 1994.

EXTENSION OF PHYSICIAN **PAYMENT** PROVISIONS TO NON-PARTICIPATING SUPPLIERS  
AND OTHER PERSONS (SECTION 13517)

Prior Law: The 5-percent differential in **payments** and the limiting **charge** for nonparticipating physicians does not apply when a service is furnished by a nonparticipating supplier...  
...services that the Secretary removes from the fee schedule.

Provision: Extends the 5-percent participation **payment** differential and balance **billing** limits to all suppliers and other persons **paid** under the fee schedule but not covered by **payment** differential and to services the Secretary removes from the fee schedule (i.e., drugs).

Effective...

...after January 1, 1994.

ANTIGENS UNDER PHYSICIAN FEE SCHEDULE (SECTION 13518)

Prior Law: Antigens are **paid** on the basis of reasonable **charges** rather than under the physician fee schedule.

Provision: Puts antigens under the physician fee schedule and subjects them to **charge** limits.

Effective Date: Services furnished on or after January 1, 1995.

Subpart B---Outpatient Hospital Services

EXTENSION OF 10-PERCENT REDUCTION IN **PAYMENTS** FOR CAPITAL-RELATED COSTS  
OF OUTPATIENT HOSPITAL SERVICES (SECTION 13521)

Prior Law: Medicare **payments** for hospital outpatient capital-related costs are based on reasonable costs subject to a 10...

...services for currently affected hospitals to fiscal years 1996 through 1998.

EXTENSION OF REDUCTION IN **PAYMENTS** FOR COST-RELATED OUTPATIENT HOSPITAL  
SERVICES (SECTION 13522)

Prior Law: Medicare **payments** for hospital outpatient Services based on costs or the cost portion of a blended **payment** are reduced by 5.8 percent through FY 1995. The reduction does not apply to...

...13532)

Prior Law: Hospitals designated as eye or eye and ear hospitals receive a blended **payment** for the facility costs of ambulatory surgical procedures based on 75 percent of costs and...  
...as an eye or eye and ear hospital to hospitals meeting specified criteria.

REDUCTION IN **PAYMENTS** FOR INTRAOCULAR LENSES (SECTION 13533)

Prior Law: **Payment** for an intraocular lense (IOL) provided in an ASC was established at \$200 through 1992. The Secretary has since continued that **payment** amount.

Provision: Reduces **payment** for an IOL provided in an ASC in 1994 through 1998 to \$150.

Effective Date: January 1, 1994.

Subpart D--Durable Medical Equipment

**PAYMENT** FOR PARENTERAL AND ENTERAL NUTRIENTS, SUPPLIES, AND EQUIPMENT DURING 1994 AND 1995 (SECTION 13541)

Prior...

...nutrients, supplies, and equipment in 1994 and 1995.

Effective Date: January 1, 1994.

REVISIONS TO **PAYMENT** RULES FOR DURABLE MEDICAL EQUIPMENT (SECTION 13542)

Prior Law: Medicare **pays** for durable medical equipment (DME) on the basis of fee schedules that are subject to national **payment** limits and floors. The national upper **payment** limit is based on the weighted average of all local **payment** amounts for each item, and the floor is based on 85 percent of the weighted average.

Provision: Revises the **payment** methodology for DME to base the national **payment** limits and floors on the median rather than the weighted average of the local **payment** amounts.

Effective Date: January 1, 1994.

TREATMENT OF NEBULIZERS, ASPIRATORS, AND CERTAIN VENTILATORS (SECTION 13543  
...

...in the category of DME for items requiring frequent servicing. Medicare makes unlimited monthly rental **payment** for these items.

Provision: Removes nebulizers, ...doing so, these items could be purchased or rented. If rented, the number of rental **payments** would be limited.

Provides for separate **payment** for accessories used with nebulizers, aspirators, and the two excluded ventilators.

Effective Date: January 1, 1994.

**PAYMENT** FOR OSTOMY SUPPLIES, TRACHEOSTOMY SUPPLIES, UROLOGICALS, AND SURGICAL DRESSINGS (SECTION 13544)

Prior Law: Ostomy supplies...

...are included in the fee schedule for prosthetics and orthotics, which is subject to regional **payment** limits. **Payment** for surgical dressings is based on reasonable **charges**.

Provision: Requires that **payment** for ostomy supplies, tracheostomy supplies, urologicals, and surgical dressings be made in accordance with

the...

...fee schedule for inexpensive and frequently purchased items. These items will be subject to national **payment** limits based on the median of local fee schedule amounts. Requires that the fee schedule for surgical dressings be initially calculated based on average reasonable **charges** during 1992 and increased by the CPI-U for 1993 and 1994.

Effective Date: January 1, 1994.

**PAYMENT** FOR TRANSCUTANEOUS ELECTRICAL NERVE STIMULATORS (SECTION 13545)

Prior Law: **Payment** for transcutaneous electrical nerve stimulators (TENS) is made on the basis of a fee schedule. OBRA 1989 required that **payment** for TENS be reduced by 15 percent, and OBRA 1990 required that **payment** be reduced by an additional 15 percent.

Provision: Reduces **payment** for TENS by an additional 30 percent.

Effective Date: Items furnished on or after January 1, 1994.

**PAYMENTS** FOR ORTHOTICS, PROSTHETICS, AND PROSTHETIC DEVICES (SECTION 13546)

Prior Law: **Payment** for orthotics, prosthetics, and prosthetic devices is made in accordance with a fee schedule that...

...prosthetic devices in 1994 and 1995.

Effective Date: January 1, 1994.

Subpart E--Other Provisions

**PAYMENT** FOR CLINICAL DIAGNOSTIC LABORATORY TESTS (SECTION 13551)

Prior Law: A national limit is set on **payment** for clinical laboratory services of 88 percent of the median of all carrier fee schedule amounts.

Provision: Reduces **payment** limits for the Medicare clinical laboratory fee schedule from 88 percent of the median of...

...be covered.

Effective Date: January 1, 1994.

INCREASE IN ANNUAL CAP ON AMOUNT OF MSDICARE **PAYMENT** FOR OUTPATIENT PHYSICAL THERAPY AND OCCUPATIONAL THERAPY SERVICES (SECTION 13555)

Prior Law: Outpatient physical therapy...

...under title V of the Indian Health Care Improvement Act and allow them to receive **payment** from Medicare as FQHCs.

Effective Date: As if included in OBRA 1990; October 1, 1991...

...MUNICIPAL HEALTH SERVICES DEMONSTRATION PROJECTS (MHSP) (SECTION 13557)

Prior Law: In 1979, a Memorandum of **Agreement** between Robert Wood Johnson Foundation and HCFA ...by providing primary care and preventive care in an

ambulatory setting.

MHSP participants do not **pay** the standard Medicare Part B deductibles or coinsurance. Patients receive primary, preventive, and ancillary care...

...to December 31, 1997.

Expands the evaluation to study the costs to Medicaid and other **payers**, utilization of services, access, outcomes, and beneficiary satisfaction.

PART III--PROVISIONS RELATING TO PARTS A AND B  
MEDICARE AS SECONDARY **PAYER** (MSP) (SECTION 13561)

Medicare Secondary **Payer** --Data Match Program (Section 13561(a))-

Prior Law: IRS, SSA, and HCFA are required to...

...contact the identified employers to ascertain health coverage information and to recover any mistaken Medicare **payments** from health plans that should have **paid**. The data match requirements expire on September 30, 1995.

As part of the data match...

...employer-based health insurance.

Effective Date: Upon enactment; August 10, 1993.

Extension of Medicare Secondary **Payer** Provision for Disabled Beneficiaries (Section 13561(b))-

Prior Law: Medicare is secondary **payer** for certain disabled beneficiaries covered by an employer's large group health plan. This authority...  
...c))-

Prior Law: OBRA 1990 lengthened the period of time for which Medicare is secondary **payer** for ESRD beneficiaries from 12 to 18 months (i.e., the first 18 months of...

...the MSP period for ESRD beneficiaries from 12 to 18 months.

Application of Medicare Secondary **Payer** ESRD Rules to Additional Groups of Beneficiaries (Section 13561(c))-

Prior Law: Medicare is secondary **payer** for beneficiaries with ESRD if the beneficiary is entitled to Medicare solely on the basis...

...also entitled to Medicare on the basis of age or disability, Medicare is the primary **payer**.

Provision: Amends the MSP ESRD provisions so that they apply to all beneficiaries with ESRD...

...Effective Date: Upon enactment; August 10, 1993.

Use of IRS Aggregation Rules for Medicare Secondary **Payer** (Section 13561(d))-

Prior Law: The MSP provisions for the working aged apply to employers...

...days after enactment; November 8, 1993.

Revision to Definition of Individuals Subject to Medicare Secondary **Payer** Disability Provision (Section 13561(e))-

Prior Law: Under the MSP disability provisions, Medicare is secondary...

...that of a family member.

Effective Date: Upon enactment; August 10, 1993.

Retroactive Medicare Secondary **Payer** Exemption for Religious Orders (Section 13561(f))-

Prior Law: Certain members of religious orders who...provision of the group's clinical laboratory services. In these cases, the services must be **billed** by the physician performing or supervising the services, by a group practice in which the...

...of the group's designated health services other than clinical lab services.

If the group **bills** for services, the group's **billing** number must be used.

Effective Date: January 1, 1992, for clinical laboratory services and January 1, 1995, for all other designated health services. The **billing** requirement that if the group **bills** for services, the group's **billing** number must be used is effective January 1, 1995, for all designated health services, including...effect till January 1, 1995, for clinical lab services.

Exceptions Relating to Other Compensation Arrangements-- **Rental** of Office **Space** , **Rental** of Equipment (Section 13562(a)(1) Amending Section 1877(e)(1))-

Prior Law: **Payment** made for the **rental** or **lease** of office **space** is not considered a compensation arrangement if there is a written **agreement** for the **rental** or **lease** of the **space** that meets specified requirements.

There is no exception for the rental of equipment.

Provision: Modifies the exception for the **rental** of office **space** and adds an exception for the **rental** of equipment. **Payments** made for **renting** or **leasing** office **space** or equipment are not considered compensation arrangements if: (1) there is signed written **agreement** specifying the premises or equipment covered by the **lease** ; (2) the **space** or equipment does not exceed that which is reasonable and necessary for legitimate business purposes...

...3) the lease is for a term of at least 1 year; (4) the rental **charges** are set in advance, are consistent with fair market value, and are not based on...

...parties; and (6) the lease meets other requirements established by the Secretary.

Effective Date: The **changes** to the **rental** of office **space** exception and the new exception for the **rental** of equipment are effective January 1, 1995, for all designated health services, including clinical lab...  
...patient abuse.

Provision: Broadens the exception for employment arrangements beyond hospitals to include any amount **paid** by an employer to a physician (or immediate family member) with a bona fide employment relationship. The same standards apply to this broader exception, except that **payment** of remuneration in the form of a productivity bonus based on services performed personally by...account the volume or value of referrals or other generated business if: (1) no specific **payment** is made under the plan to the physician or group as an inducement to reduce...

...risk, it must comply with the requirements imposed by the Secretary under Medicare risk sharing **contracts** ; and (3) the entity provides descriptive information as requested by the Secretary.

Effective Date: January...

...not determined in a way that accounts for volume or value of referrals; (2) the **agreement** would be commercially reasonable even if no referrals were made to the entity; and (3...

...hospital and a group under which designated health services are provided by the group but **billed** by the hospital is not considered to be a prohibited compensation arrangement if:

\* With respect...

...the volume or value of any referrals or other business generated between the parties;

\* The **agreement** would be commercially reasonable even if no referrals were made to the entity; and

\* The...

...January 1, 1995, for all other designated health services.

Exceptions Relating to Other Compensation Arrangements-- **Payments** by a Physician for Items and Services (Section 13562(a)(1) Amending Section 1877(e)(8))-

Prior Law: No provision.

Provision: **Payments** made by a physician to: (1) a lab in exchange for the provision of clinical...

...for inaccurate tests or procedures, mistakenly performed tests or procedures, or the correction of minor **billing** errors;

\* The provision of items, devices, or supplies that are used solely to collect, transport...

...to order or communicate the results of tests or procedures for such entity; or

\* A **payment** made by an insurer, or self-insured plan to a physician to satisfy a claim: (i) the health services are not furnished and **payment** is not made pursuant to a **contract** or other arrangement between the insurer/plan and the physician; (ii) the **payment** made to the physician is made on behalf of the covered individual and would otherwise be made directly to the individual; (iii) the **payment** amount is set in advance, does not exceed fair market value, and is not based on the volume or value of any referrals; and, (iv) the **payment** meets other Secretarial requirements.

Effective Date: January 1, 1992, for clinical laboratory services and January...

...substantially all of the services of the physician members are furnished through the group and **billed** in the name of the group with **payment** made to the group; (3) overhead expenses of and income generated by group members are...

...or indirectly based on the volume or value of referrals. A physician, however, may be **paid** a share of overall group profits or a productivity bonus based on services personally performed...

...laboratory services and January 1, 1995, for all other designated health services.

Sanctions--Denial of **Payment** (Section 13562(a)(4) Amending Section 1877(g))-

Prior Law: No **payment** may be made under Medicare for a clinical laboratory service provided under violation of the...

...1995, for all other designated health services.  
DIRECT GRADUATE MEDICAL EDUCATION (SECTION 13563)

Prior Law: **Payments** to hospitals for direct costs of graduate medical education are based on Medicare's share...

...time equivalent (FTE) resident, in a base year, updated each year by the CPI.

Medicare **payments** for the direct costs of medical education are based on the recognized costs during a...OB-GYN residents.

To determine whether a resident is in an initial residency period for **payment** purposes, a resident in a preventive care residency program would be treated the same as...

...or local funding, directly or indirectly, and (3) who had a base year per resident **amount** of \$10,000 or less, the Secretary must **estimate** the reasonable costs as if the program had not received any government assistance other than Medicare or Medicaid. The Secretary will reduce the **payment** amount so determined by the proportion of Medicare **payments** during the base period for cost-reporting periods beginning on or after October 1, 1992.

For a hospital that did not **pay** FICA taxes or make other specified retirement contributions for residents in the base year and must now **pay** such taxes or contributions as a result of OBRA 1990, the Secretary shall

redetermine the FTE resident amount to reflect those FICA **payments** for the base year for cost-reporting periods beginning on or after October 1, 1992.

Effective Date: Upon enactment; August 10, 1993, except where otherwise noted.

#### REDUCTIONS IN **PAYMENTS** FOR HOME HEALTH SERVICES (SECTION 13564)

Prior Law: Home health services are reimbursed on a reasonable cost basis, subject to aggregate cost limits, which are updated annually. OBRA 1987 limited **payment** for home health agency costs to 112 percent of the mean labor-related and non...

...thereafter.

Effective Date: Phased-in expansion of benefit period, beginning January 1, 1995.

#### REDUCTION IN **PAYMENTS** FOR ERYTHROPOIETIN (SECTION 13566)

Prior Law: Medicare is the principal purchaser of erythropoietin (EPO), an ...

...drug given to ESRD beneficiaries receiving dialysis who have a specified red blood cell count. **Payment** for the drug is in addition to the composite rate **paid** to facilities for dialysis treatment. **Payment** to facilities is made in increments of 1,000 unit doses, rounded to the nearest hundred units, with a maximum **payment** of \$11 per thousand units.

Medicare covers the self-administration of EPO by home dialysis patients only.

Provision: The facility **payment** for EPO is \$10 per 1,000 units.

Covers the self-administration of EPO by...

...full range of acute and long term care services to voluntarily enrolled Medicare beneficiaries. Beneficiaries **pay** a monthly premium. In addition to the basic Medicare benefits, services include nursing home, home...  
...be enrolled at any one site from 7,500 to 12,000.

#### TIMING OF CLAIMS **PAYMENT** (SECTION 13568)

Prior law: From October 1, 1990, to December 31, 1992, a **payment** "floor" of 14 days existed for all Medicare clean claims; that is, Medicare could not **pay** clean claims earlier than 14 days after the date of receipt of the clean claim. **Payment** "ceilings" also existed. Medicare claims must have been **paid** within 17 days after the date of receipt of the clean claim for participating physicians...

...clean claim for all other providers.

HCFA's FY 1993 appropriation authorized a 1-year **payment** "floor" differential for electronic claims; electronic claims could not be **paid** until the 14th day after the date of receipt while paper claims could not be **paid** until the 27th day after the date of receipt.

Provision: OBRA 1993 makes this differential...



...claims is 26 days later the date of receipt. Thus, clean electronic claims can be **paid** on the 14th day after the date of receipt, and clean paper claims can be **paid** on the 27th day after the day of receipt. OBRA 1993 also authorized a permanent **payment** "ceiling" of 30 days after the date of receipt for clean claims.

Effective Date: Applies...

...all reasonable methods to ascertain the availability of third parties who are legally liable to **pay** for the medical care of Medicaid recipients.

Provision: Creates a Medicare and Medicaid Coverage Data Bank to help identify situations where **payments** for Services received by Medicare or Medicaid beneficiaries are the responsibility of third party **payers**. Employers providing health insurance coverage must report annually to the Secretary certain information on all...

...measures as specified to the reasonable methods that states must use to collect third party **payments** for Medicaid recipients.

Employers must report for each calendar year beginning on January 1, 1994

...  
...FFP) is denied for the prescription drugs of manufacturers that do not enter into rebate **agreements** with the Secretary to provide specified rebates to States on a quarterly basis. States that...

...Medicaid programs must cover all of the drugs of any manufacturer operating under such an **agreement**, with certain statutorily allowed exclusions from coverage or other restrictions.

Drugs not subject to denial...sections 329, 330, and 340 of the Public Health Service Act; (2) receive funding under **contract** with such a grant recipient and independently meets the grant requirements; and (3) do not... length is calculated by dividing the uncompensated value of the transfer by the average private **pay** rate for nursing facility services in the State (or in the community in which the...

...established by the Secretary, that undue hardship would otherwise result.

Effective Date: Effective for Medicaid **payments** made on or after October 1, 1993, except that these amendments do not apply to...

...revocable trusts (including interest earned by the corpus) be counted as the individual's resource. **Payments** from the trust to or for the individual count as the individual's income, whether the **payment** funds come from interest earned by the corpus or from the corpus itself. Other **payments** are treated as a transfer of an asset for less than fair market value.

For...

...trusts, portions of the corpus, or portions of the income on the corpus from which **payment** to or for the benefit of the individual could be made under any circumstances are considered resources to that individual. **Payments** from these portions to or for the benefit of the individual are

considered income to the individual. Any other **payments** are considered a transfer of assets. Portions of the corpus or income on the corpus from which no **payment** could ever be made to the individual are considered a transfer of assets on the date that such **payment** is foreclosed.

Prior Law--Exceptions: All Medicaid qualifying trusts count without exception. At State option...beneficiary's death revert to the State (not to exceed the amount of medical assistance **paid** on the individual's behalf).

\* Trusts composed of only pensions, Social Security, or other income...

...upon the beneficiary's death revert to the State, up to the amount of Medicaid **payments** on the individual's behalf.

\* Trusts composed of disabled persons' assets that are established and...

...the beneficiary's death must revert to the State, up to the amount of Medicaid **payments** on the individual's behalf.

States must establish procedures, in accordance with standards and criteria  
...

...waiving these rules where they would work an undue hardship.

Effective Date: Effective for Medicaid **payments** made on or after October 1, 1993, except that the amendments do not apply to...

...MEDICAID ESTATE RECOVERIES (SECTION 13612)

Prior Law: States are permitted to recover Medicaid benefits correctly **paid** on behalf of an individual who was age 65 or older when he or she...  
...be during the individual's lifetime). Recoveries may be for any amount that the State **paid** for any Medicaid service on the individual's behalf. There was no provision for undue hardship.

Provision: In recovering Medicaid correctly **paid**, States are required to seek recovery of **payments** for nursing facility Services, home and community-based services, and related hospital and prescription drug...

...55 or older when they received the assistance. States also have the option to recover **payments** for all other Medicaid services provided to these individuals at age 55 or older.

States...

...the estates of deceased Medicaid recipients would be shielded from recovery to the extent of **payments** made by their long-term care policies.

States are required to establish procedures, under standards...

...may elect to use the minimum or the expanded definition.

Effective Date: Effective for Medicaid **payments** made on or after October 1, 1993, except that the provisions do not apply to...

...date is delayed for States whose legislatures must act to implement these changes.

### PART III-- **PAYMENTS**

#### LIMITS ON **PAYMENTS** TO DISPROPORTIONATE SHARE HOSPITALS (SECTION 13621)

Prior Law: States may establish their own methodologies for...

...not meet in 1994.

Prior Law: States are not limited in the amount of DSH **payment** adjustments they can make to individual hospitals, but their total DSH **payments** in any year may not exceed their DSH allotment for that year.

Provision: Limits DSH **payment** adjustments to individual hospitals to 100 percent of the hospital's costs of providing services to Medicaid recipients and the uninsured, net of **payments** received from Medicaid (other than DSH) and uninsured patients. "Uninsured" includes individuals receiving services at...

...the State) during the State fiscal year beginning in 1994. These hospitals may receive DSH **payment** adjustments up to 200 percent of their uncompensated costs of serving Medicaid and uninsured patients, as long as the Governor certifies to the Secretary that the **payments** in excess of 100 percent of the costs are used for health services.

For private...

...may make any modifications she considers appropriate to the manner in which the limitation on **payment** adjustments is applied.

Effective Date: Effective for public hospitals in State fiscal years beginning in...

...for private hospitals in State fiscal years beginning in 1995.

#### LIABILITY OF THIRD PARTIES TO **PAY** FOR CARE AND SERVICES (SECTION 13622)

Prior Law: States are required to take reasonable measures...

...ascertain the liability of third parties, such as private insurers or the Medicare program, to **pay** for care and services for Medicaid recipients.

States may not receive Federal matching **payments** for expenditures that a private insurer would be obligated to **pay** if its **contract** did not limit or exclude **payments** to insured persons because they are eligible for or receiving Medicaid.

Provision: Extends the current...

...of 1974.

Extends current prohibitions on Federal matching to expenditures that would, but for limiting **contract** provisions, be **paid** by service benefit plans, health maintenance organizations, and group health plans under ERISA.

Requires that...

...from taking a person's status into account when enrolling the person or

when making **payments** for benefits.

State law must provide that to the extent that other parties are legally liable to **pay** for medical services for a Medicaid recipient, those parties must repay the State for expenditures...

...on Federal matching.

#### MEDICAL CHILD SUPPORT (SECTION 13623)

Prior Law: States are generally prohibited from **paying** medical **bills** for which a third party is legally liable. An exception to the general rule exists...

...title IV of the Social Security Act. If the legally liable third party has not **paid** within 30 days, after the Service has been furnished, States are required to **pay** the medical **bills** for such children and then to seek reimbursement from the third party.

Provision: Imposes additional...

...of the child is restricted to specified circumstances.

--Require employers, subject to certain limits, to **pay** the employee's share of premium costs out of the employee's compensation.

\* Prohibit insurers...

...parents or providers to submit claims without the approval of the noncustodial parent and must **pay** claims directly to the custodial parent, the provider, or the State agency, as appropriate.

\* Provide...

...of parents who: (1) have been ordered to provide medical support; and (2) have received **payments** from an insurer but have not used those **payments** to reimburse service providers or the child's other parent or guardian, as appropriate. Garnishment...

...amendments are also made to laws governing ERISA plans to ensure that Medicaid is the **payer** of last resort and that such children are covered under those plans if they are...

...13624)

Prior Law: Provides criminal penalties for individuals or entities that knowingly and willfully offer, **pay**, solicit or receive remuneration in order to induce business reimbursed under the Medicare or State...  
...self-referral cases.

Requires the Secretary, after consultation with the Department of Justice, to publish **payment** practices which are potentially capable of inducing referrals under Medicare or Medicaid, but which are...

...kickback provisions of the statute because they may be beneficial to the community.

Provision: Denies **payment** to a State for expenditures for "designated health services" (as defined in OBRA 1993 section...of a physician referral

that, all things being equal, would result in the denial of **payment** under Medicare.

Requires providers of designated health services to report ownership arrangements, and subjects them...

...for the purchase of childhood vaccines except under a waiver. States may only make Medicaid **payments** to Medicaid participating providers or beneficiaries.

States are required to inform all Medicaid-eligible children...  
...to be delivered to program-registered providers and administered to vaccine-eligible children at no **charge** to the State; purchase will also include 6-month stockpile;

\* Federal vaccine-eligible children are...

...verify) the eligibility of children, maintain records, follow the recommended schedule of immunizations, and not **charge** for the cost of the vaccine; a limited vaccine administration fee may be **charged** to the child's parents; the State may not impose additional requirements on provider participation...

...2207 of the Public Health Service Act. Effective after August 10, 1993.

States may make **payment** directly to vaccine manufacturers for childhood vaccines provided under a Medicaid vaccine replacement program. Effective ...

...1994, unless otherwise indicated above.

#### PART V--MISCELLANEOUS

#### INCREASE IN LIMITS ON FEDERAL MEDICAID MATCHING **PAYMENTS** TO PUERTO RICO AND OTHER TERRITORIES (SECTION 13641)

Prior Law: Capped Federal **payments** to the Territories as follows:

Puerto Rico--\$79,000,000

Virgin Islands--\$2,600,000...

...Mariana Islands--\$750,000

American Samoa--\$1,450,000

Provision: Increases the limits on Federal **payments** to the Territories for FY 1994 as follows:

Puerto Rico--\$116,500,000

Virgin Island...

...provide Medicaid benefits for persons age 65 or older in institutions for mental diseases (IMDs); **payment** may not be made for services provided to other residents of IMDs, except inpatient psychiatric...RESOURCES OF STATE RELOCATION ASSISTANCE (SECTION 13732)

Prior Law: Excludes from countable income and resources **payments** for relocation expenses made by States and local governments. This provision

expires May 1, 1994.

Provision: Makes exclusion of such **payments** permanent.

Effective Date: August 10, 1993.

PREVENTION OF ADVERSE EFFECTS ON ELIGIBILITY FOR AND AMOUNT...

...active military duty will be considered to be still living in the household. Certain hazardous **pay** from calculation of income for SSI purposes.

Effective Date: First day of the second month...

...COST OF LIVING ADJUSTMENT IN BENEFITS (SECTION 13735)

Prior Law: Current procedures for calculating SSI **payments** retrospectively prevent making upward adjustments to the 1/3 reduction for in-kind support and maintenance which is **charged** to SSI recipients who live in the household of another person until two months after...

...not have the value of the in-kind support and maintenance applied to their SSI **payment** until two months after the COLA.

Provision: Requires that the current month Federal SSI **payment** amount be used to determine the current month value for in-kind support and maintenance.

Effective Date: For benefits **paid** beginning January 1, 1995.

EXCLUSION FROM INCOME OF CERTAIN AMOUNTS RECEIVED BY INDIANS FM INTERESTS  
...

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**Bailing Out the Wreck: Management of Troubled Properties**  
Dowd, Michael  
Real Estate Finance v9n3 PP: 29-48 Fall 1992  
ISSN: 0748-318X JRNL CODE: RFN  
WORD COUNT: 12491

...TEXT: less than 3-1/2 years, you will not make enough on the sale to **pay** off the finance company.

Since 1989, with real estate values in a free-fall collapse...

...leveraged, this has made lenders de facto owners of the property they financed --some \$730 **billion** worth of real estate. Most frightening, the total of all commercial real estate loans on...

...and insurance companies now exceeds the value of that real estate by more than \$50 **billion** .(1) If today's values had to be realized immediately, half of America's banks...

...universally, their solution is to put a \$30,000-a-year assistant vice-president in **charge** of 40 troubled properties and assume the problem is under control when in fact it...

...held by both banks and insurance companies at year end of 1991 was about \$729 **billion** .(2) Over \$78 **billion** of that amount is already in the foreclosed or nonperforming categories, and recent experience indicates that much more inevitably will be. And these totals do not even include \$126 **billion** in properties already in the hands of the RTC and the FDIC.

Besides being a...

...a disturbingly large percentage of the total assets of many financial institutions. Jacques Gordon, in **charge** of real property research for Barings Bank in New York, has noted that U.S...bank property lending in 1991. Japanese property investment in the U.S. fell from \$18 **billion** at its highpoint to \$1 **billion** last year. In 1991 Japan also experienced the first year in over a decade in...

...the best way to structure and staff institutions to manage and dispose of several hundred **billion** dollars of troubled property portfolios. Specifically, what is the best way to deal with the...

...an office vacancy of around 20 percent, but there is still a lot of "occupied" **space** that would be more accurately called " **leased** but empty." Barring unexpected **changes** in this market, those **spaces** will become vacant the day the present **leases** expire. Are there going to be enough biotech jobs to fill them? Can you lease...

...not always as obvious as it may seem, especially for owners who got used to **charging** each tenant a pro-rata share of a great deal of uninhabitable space, like the...

...ignoring the landlord's "New York Style" rent measurements. Even a tenant who agrees to **pay** \$14 per square foot of net space in 1992 may now be **paying** 20 percent less than he would have if he signed a lease for \$14 on...

...spaces with only perimeter windows require demoting even more area from Class A to lower- **rent** support **space** . Finally, **space** that was once quite acceptable for support or storage may be obsolescent. A single tenant ...

...Every possible wall and ceiling should be looked behind, and structural integrity should get at **least** an "eyeball" check. Exhibit 1 is an outline **space** analysis of the 140,000 S.F. Standard Building that was developed by a qualified...

...renew. Physical analysis by the team determined that only 92,000 S.F. could be **leased** today as multi-tenant office **space** . Fully 35 percent of the "leaseable" area was of such special purpose design as to...a tenant that anything more than new carpets and a coat of paint would be **billed** to the tenant at the landlord's cost are gone, with Donald Trump's yacht and the other relics of the 1980s.

In most cases today the owner must **pay** the full cost of normal fit-up for a new tenant, at an average cost...

...F. comes out to \$5.40/S.F. of annual expense. The \$27 must be **paid** in

cash before the lease commences. The \$5.40 **charge** to earnings is added directly to unreimbursed costs of operations when the actual value of... commission. (This, at least, is not a 1990s innovation.) Lately, the owner will often suggest **paying** the commission only on the "true rent" and not on the base year operating expense...

...Nor was this an isolated or extreme case:

\* In another property we reviewed, tenants were **paying** \$1.99 per square foot in real estate taxes, while tenants in equivalent space three minutes away were **paying** only \$.75. For a 10,000 square foot user, it was an occupancy cost difference...

...be very cost-effective in a building that still has a significant number of tenants **paying** their share of the taxes, so it's worth looking into well before the leases...

...his fingertips on comparable rents, sales, and vacancies, as well as what comparable properties are **paying**. This is necessary to document an effective appeal, and the manager should stay on top...available. In 1985, \$18,000 per room would probably have been required as a down **payment**. At the same auction several New Orleans apartment projects with French-Provincial architecture and brick...Great Depression:

- 1) When you buy, you can't get mortgage money. You have to **pay** cash.
  - 2) When you sell, there are no buyers. You can only sell property to the bank.
  - 3) The bank will only buy it back for half what you **paid** for it.
- The return to Monopoly rules means the real estate investment supply and demand...

...allowed the owner to seek such a tenant. Within ninety days he developed a leasing **agreement** with an eminently bankable operator that secured net cash flow after all expenses of \$700...were cashed, property insurance was in force, and tax escrows funded.

Really Good has \$1 **billion** in total assets and \$50 million in net worth. \$300 million of its assets are...

...the team Really Good has in place to handle troubled properties.

\* The Department Supervisor in **charge** of the real estate department is Mrs. Smart, a real estate lending officer with ten...

...courtroom, Mr. Tough put an appraiser on the stand who testified that the tenant was **paying** rent at far above the current market rate.

The bank won the suit, but when...foreclosed one large office property, and then engaged Wayside Realty, a strong regional broker, to **lease** the **space**. Last weekend Mr. Buick discovered in a locker room conversation at his golf club that...

...your design people should all have substantial rehab experience. The right team with a reasonable **amount** of information can give you quick, reliable **estimates** to help determine whether your property, neighborhood and market are likely candidates for a re...



...reasonable, negotiated solutions to access, fire and handicapped issues. You do not need someone who **bills** hourly and wins arguments while he loses votes and approvals. You probably need someone who...this flexibly, and they seldom work the hours. Lawyers will work the hours, but they **bill** hourly, they almost never have the flexibility, and they aren't specially trained to be...

...a large one. It is most efficiently applied to properties that are large enough to **pay** for the necessary work plus a substantial return on the new funds risked. (In some...

...be leased at a much higher rate. The lender did not even know if subordination **agreements** had been signed or if the leases had been recorded, both of which would affect...10,000, and janitorial, basic landscaping and maintenance costs of \$40,000. Add an accounting **bill** of \$1,000, and assume that head office overhead (to watch the asset and report...

...assistance. The only things in the whole process that are prompt are tax and utility **bills**, so you should start long before your leases expire. In this market, every tenant lease...who has the same interests you do. Maybe you have a tenant who is still **paying** rent but would like to downsize or move. If he can be persuaded to pre-**pay** part of the rest of his lease in return for a cancellation, you might be...

...used up months, and in one case a year, of precious time while a rent-**paying** tenant occupied the property, not getting the facts, not making decisions, not returning tenant phone...THE SECOND STEP: SELECTING AND EXECUTING THE STRATEGY. Required conversation between consultants and owner, and **agreement** on pursuing a medical-use, nursing home strategy. The program involved several steps taken simultaneously...

...The Standard Building. There is almost always someone who has some development idea and will **pay** something for a well-located piece of ground, It is nonetheless certainly true that whoever...

...total investment of US banks in real estate as of 12/31/91 was \$426 **Billion**. \$26 **Billion** (6%) was in foreclosed properties, and another \$45 **Billion** (10.5%) were non-performing. Miara, op cit.

11 The team leader, especially if he...

16/K/9 (Item 1 from file: 16)  
DIALOG(R)File 16:Gale Group PROMT(R)  
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09143705 Supplier Number: 79643363 (USE FORMAT 7 FOR FULLTEXT)  
**Great Lakes REIT Reports \$0.27 EPS and \$0.55 FFO Per Share For Third Quarter, 2001.**  
PR Newswire, pNA  
Nov 2, 2001  
Language: English Record Type: Fulltext  
Document Type: Newswire; Trade  
Word Count: 5578

... October 1, 2001  
-- Same store sales up 1.4% compared to the 2000 third quarter

-- **Lease** rates increased 10.0% on **spaces** that were renewed or relet  
 -- Quarterly cash dividend of \$0.40 per common share, **paid** October 2, 2001  
 OAK BROOK, Ill., Nov. 2 /PRNewswire/ --  
 Great Lakes REIT (NYSE: GL), a...

...comparison excludes the impact of an \$8.2 million special dividend distributed in December 2000. **Payment** of this special dividend had the effect of reducing 2001 FFO by approximately \$820,000...

...store sales grew 2.0% (cash basis) as compared to the same period of 2000. **Lease** rates on **spaces** that were renewed or re-leased were 10.0% above expiring lease rates on a cash basis for the third quarter...

...period.

The Company had \$245.2 million of total debt outstanding at September 30, 2001. **Approximately** 53% of this **amount** was fixed rate debt with an average interest rate of 7.07%. Great Lakes REIT...

...capital.

On June 1, 2001, Great Lakes REIT entered into a \$33.0 million loan **agreement** with an institutional lender. The loan is secured by a first mortgage lien on the...per annum.

Dividends and Funds Available for Distribution (FAD)

On October 2, 2001, the Company **paid** a regular quarterly cash dividend of \$0.40 per common share to owners of record as of September 14, 2001. The FFO **payout** ratio for the third quarter was 73.2%.

Funds Available for Distribution (FAD) totaled \$7...

...the three months ended September 30, 2001, or \$0.46 per common share. The FAD **payout** ratio was 83.4%.

Outlook

During the quarter ended September 30, 2001, occupancies have declined...

...the Company's net income and FFO.

In 2000, Great Lakes REIT entered into a **contract** to acquire Two Riverwood Place, a 99,500 square foot office building which has since been completed in suburban Milwaukee, for a **contract** price of \$8.5 million. Base building construction on this property was completed in June...

...rate changes, unexpected delays in project lease-up, changes in the local or national economies, **changes** in the pace of office **space** development and tenant office **space** demand, increased sub-lease availability which could negatively impact **space** absorption, and other risks inherent in the real estate business. For further information, reference should...183 183

authorized; 18,301 and 18,275 shares  
 issued in 2001 and 2000,  
 respectively)

<b>Paid</b> -in-capital	235,307
234,959	
Retained earnings (deficit)	(12,935)
(7,176)	
Employee share...	



Plaines, Illinois and 1251 Plum Grove, Schaumburg, Illinois properties for an aggregate **contract** price of \$11.6 million. The Company anticipates selling its 565 Lakeview Parkway, Vernon Hills...

...lease-up, downturns in the local or national economies, unanticipated vacancies in competitive properties, sub- **lease** availability that could negatively impact **space** absorption, unexpected **changes** in new development activity, and other risks inherent with the real estate business and changes...authorized;

17,765,053 and 17,513,578 shares  
issued in 1999 and 1998 respectively)

**Paid**

-in-capital	227,182	223,414
Retained earnings (deficit)	(6,966)	(8,790)
Employee share...		

...6,776

Funds available for distribution per share - diluted	\$0.41
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Great Lakes REIT

Portfolio **Occupancy** Schedule

June 30, 1999

**Approximate**

Year Built/ Rentable Percent

Market/Property sed	Location	Renovated	Square Ft.	Lea
------------------------	----------	-----------	------------	-----

Suburban Chicago  
Centennial Center...

19990806

16/K/11 (Item 1 from file: 148)

DIALOG(R)File 148:Gale Group Trade & Industry DB  
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11580044 SUPPLIER NUMBER: 20425602 (USE FORMAT 7 OR 9 FOR FULL TEXT)  
**Rationing, spillover, and interlinking in credit markets: the case of rural Punjab. (India)**

Bell, Clive; Srinivasan, T.N.; Udry, Cristopher  
Oxford Economic Papers, v49, n4, p557(9)  
Oct, 1997

ISSN: 0030-7653 LANGUAGE: English RECORD TYPE: Fulltext; Abstract  
WORD COUNT: 13297 LINE COUNT: 01174

TEXT:

...segment of the market. In the latter segment, the borrower can choose to bundle loan **contracts** with output marketing through the lender. Using data on Punjabi cultivators, econometric estimation of such...  
... panas for those going through forests, twenty panas for those going by sea. For one **charging** or making another **charge** a rate beyond that, the punishment shall be the lowest fine for violence, for witnesses...

...not effectively regulated, governments usually impose a ceiling on the

rate of interest institutions may **charge** . Segmentation of the market for loans, with rationing in the regulated segment, is a likely...

...over into the unregulated segment; and if neither institutional nor private lenders can enforce exclusive **contracts** , some applicants will succeed in obtaining loans from both sources. While the two segments of...

...complications--is enriched by the phenomenon of interlinking (Bardhan, 1980; Bell, 1988) whereby private credit **contracts** are bundled together with other transactions between the two parties, a practice which is closely related to the **contract** farming observed in some parts of the world (see Little and Watts, 1994). In commercialized...

...to be marketed through the commission agent who provided the credit. The terms of the **contract** include not only the size of the loan and the rate of interest, but also...

...including whether the loan is tied, are simultaneously determined as part of the package. These **contracts** typically are neither registered nor even witnessed by a third party, and fall under customary law.

The question of debt seniority also arises when **contracts** are not exclusive. Commission agents have effective debt seniority over other lenders because they are in a position to deduct principal, interest, and commission **charges** from the proceeds of the sale, even when their clients borrowed first from other sources...

...interest on the output marketed through them by farmers with whom they have no credit **contracts** until they are satisfied that the farmers in question had not entered into debt **contracts** with other commission agents, a practice made possible by the close social and business network ...

...the base interest rate--11% per annum as opposed to an average of 18.7% **charged** by commission agents.(2) There is also some direct evidence regarding the sequence of borrowing enter into an interlinked **contract** , and the extent to which such a condition enlarges the amount of finance offered. Thus...

...sets out the model, in which farming households are confronted with non-exclusive menus of **contracts** offered by regulated and unregulated lenders. Section 3 specifies the associated econometric structures, and the ...

...to provide a theoretical framework to guide the specification of the econometric model, so we **pay** particular attention to the institutional features of the credit markets in rural Punjab. The emphasis...addition to denying the household loans in the future if the crop is insufficient to **pay** off the current loan in full. The household cannot default in any state of nature...

...2)), the household will attain different levels of life-time expected utility under the two **contracts** ; for their provisions concerning collateral are different. It is proved in the Appendix that the...

...market is viewed as a system of contestable monopolies, in which each borrower has a **contract** with one private lender. In the larger marketing centers there are usually two or three...Under the above assumptions, free entry ensures that the expected profit from each and every **contract** is zero. Denote the zero-expected profit contour in  $((Q_{.2}), (r_{.2})$ ...

...are relevant to contractual performance. The contour in question is the complete menu of private **contracts** offered to a potential borrower with observable characteristics  $x$ .

Since the integrand in (9) is...

...Thus, the map of the borrower's indifference contours in this region of  $(Q, r)$ - **space** is **altered** by the presence of the **rent**, even if the borrower is risk-neutral.

To sum up the implications of the findings...

...we address interlinking with marketing, because the main private lenders are commission agents. An interlinked **contract** of this sort reduces the borrower's marketing options and commits him to **pay** a commission fee on sales, while securing business for the lender in advance of the peak demands of the harvest season when his time is particularly valuable. Thus, the **contract** alters both the borrower's indifference map and the position of the zero-expected profit...co-operative.

(ii) Households then have the option of approaching private lenders and selecting a **contract** from the menus offered to them.

(iii) The expected profit yielded by a credit **contract** depends upon any characteristic of the borrower which affects input use. Any such characteristic which is observed by the lender, therefore, also influences the menu of **contracts** offered by him. This raises serious issues of identification.

(iv) The demand for unregulated credit...

...the co-operative.

(v) The borrower must also choose between a tied and an untied **contract**. This choice depends on the size of the associated shift in the lender's menu...

...only the constant term in (MATHEMATICAL EXPRESSION NOT REPRODUCIBLE IN ASCII), so that a tied **contract** ( $t = 1$ ) causes a parallel shift of the zero- expected profit contour by a fixed...and ((MATHEMATICAL EXPRESSION NOT REPRODUCIBLE IN ASCII)), which are the borrower's optimal choices of **contract** subject to the lender's zero-expected profit constraint with and without a tie respectively...the lender can observe and which also affect contractual performance will influence the menu of **contracts** offered by the lender. Since these characteristics will also, in general, affect the shape and...s characteristics that the lender can observe should, in principle, influence the terms of the **contract** he offers to the borrower in question. In the case of the co-operatives, however...

...collateral is a central word in banking language and regulations in Punjab, terms like family **size** and composition are not.

##### 5. **Estimation** and predictive performance

In this section we report the parameter estimates of the models specified...

...of spillover of unmet demand into the unregulated market, and the quantitative impact of an **agreement** to tie the loan to a marketing deal on the terms of an unregulated loan...the fields, thereby creating more demand for both hired hands and the working capital to **pay** for them. If relative risk aversion increases with per capita wealth, a larger family will...the model for unregulated credit. In addition, the demand for unregulated credit depends upon the ( **estimated** ) **amount** of credit obtained from the cooperative. For want of degrees of freedom, the number

of...

...land value to differ from zero.

Turning to supply, recall from Section 2 that an **agreement** to tie the credit transaction might increase the size of the loan that the lender ...

...the regulated sector.

In the index function for the acceptance or refusal of a tied **contract**, we include predictors of the size of a farmer's crop: the larger his expected...

...computationally unfeasible). Second, the t-ratios reported are all corrected for the presence of an **estimated** explanatory variable, namely the **amount** of credit obtained from the co-operative. (12)

#### TABLE 5

Informal market: parameter estimates and...of demand of -0.22 at the sample mean. (13) Second, the coefficient of the **estimated amount** borrowed from the co-operative lies in the interval (-1,0), as required by ...

...7,220 (the difference between the two constant terms x 1,000), while the average **size** of all loans was **approximately** Rs. 4,600. Households in Jullunder and those of medium caste also faced less generous...

...the constant in the supply equation (16) was permitted to vary between tied and untied **contracts**, so that (MATHEMATICAL EXPRESSION REPRODUCIBLE IN ASCII) is a number which is constant across the sample...

...insignificantly different from zero and have the wrong sign. This may indicate that the tying **contract** does not require pledging of the entire crop, but only of an adjustable portion. It could indicate that the decision to accept (or not) a tied **contract** is driven by considerations outside our model, or it could be a consequence of our...

...identify statistically significant determinants of this decision is worrisome, given the quantitative importance of an **agreement** to tie on the size of the loan.

Turning to the overall performance of the...demand for credit is interest-inelastic implies that even a substantial rise in the rate **charged** by co-operatives would not have much of an effect on the demand for co...

...sample, and 85% of those borrowing from private sources, have such tied loans. Now, the **estimate** of the **amount** by which a tied transaction raises the supply of private credit to a household is...

...the private market for each of the households having tied loans, we arrive at an **estimate** of the **amount** by which the total volume of transactions in the unregulated market would fall in the...in India', mimeo, Stanford University, Stanford, CA.

LITTLE, P. and WATTS, M. (1994). Living Under **Contract** : **Contract** Farming and Agrarian Transformation in Sub-Saharan Africa, University of Wisconsin Press, Madison, WI.

MADDALA...

16/K/12 (Item 2 from file: 148)

DIALOG(R) File 148:Gale Group Trade & Industry DB  
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07826464 SUPPLIER NUMBER: 17000572 (USE FORMAT 7 OR 9 FOR FULL TEXT)

**Shelf management and space elasticity.**

Dreze, Xavier; Hoch, Stephen J.; Purk, Mary E.

Journal of Retailing, v70, n4, p301(26)

Winter, 1994

ISSN: 0022-4359 LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT; ABSTRACT

WORD COUNT: 10331 LINE COUNT: 00840

... will result in lost sales due to out of stocks.

Most manufacturers are willing to **pay** significant premiums to obtain preferred retail locations on both a promotional and everyday basis. And...

...caps, wings, and in-aisle gondolas. In many but not all product categories, retailers routinely **charge** slotting allowances when taking on new products. Although these fees help to defray the costs...

...opportunity costs for allocating shelf space to one item over another. Some retailers supposedly even **charge** slotting fees to keep existing items on the shelf. In specialty categories, manufacturers provide free...

...exclusive or more prominent display privileges. In the cigarette category, all manufacturers sign long term "**rent**" **agreements** for **space**. The "lead" manufacturer **pays** higher **rent** and in return receives disproportionate shelf **space**.

The shelf space problem is quite different depending on whether we take the perspective of...

...problem because product displays generally were quite large and the shelves usually were restocked at **least** once a day. Second, **changes** in **space** can affect consumer attention; **altering** the visibility of a product through changes in location or number facings should influence the ...of the display. Conversely, if the function is concave near the origin, it will only **pay** off to split the display when a large number of facings is involved. In such...to a brand's space allocation.

#### OPTIMIZATION OF SPACE

In this section we attempt to **utilize** the empirically **estimated** parameters from our experiments as input to an optimization routine. It was not our intention...

19941222

16/K/13 (Item 3 from file: 148)

DIALOG(R) File 148:Gale Group Trade & Industry DB  
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05927117 SUPPLIER NUMBER: 14038180 (USE FORMAT 7 OR 9 FOR FULL TEXT)

**Did office market size matter in the 1980s? A time-series cross-sectional analysis of metropolitan area office markets. (Special Issue on Office Markets)**

Pollakowski, Henry O.; Wachter, Susan M.; Lynford, Lloyd

Journal of the American Real Estate & Urban Economics Association, v20, n2, p303(22)



Summer, 1992

ISSN: 0270-0484

LANGUAGE: ENGLISH

RECORD TYPE: FULLTEXT; ABSTRACT

WORD COUNT: 6312

LINE COUNT: 00522

... 1986. Adopting a stock-adjustment formulation, net absorption depends on employment, the level of real **rents**, employment growth and lagged occupied stock of office **space**. On the supply side, construction depends on expected profits, as measured by rents, vacancies, construction ...

...and the employment growth coefficient is also positive and significant. Given the importance of leasing **contracts** in the office market, the lagged vacancy rate variables are viewed as indicators of the...  
...to the national macro cycle.

Wheaton and Torto (1988) test for the existence of a **rental** adjustment mechanism in a national market for office **space**. The **change** in real **rents** is estimated as a function of the vacancy rate, using a national vacancy rate. As...local unemployment rates, with coefficients for all but the last significant. New supply of office **space** is estimated as a function of predicted **rent**, growth in office employment, construction costs and the interest rate. The results indicate that new office **space** supply responds positively to **rents** and office employment. The cost and interest-rate variables are insignificant.(4) There is no...major metropolitan areas. Key data items collected include gross and net size of building, available **space**, and average asking **rents**.(7,8)

From these data we construct occupied square footage, vacancy rate, and rent variables...

...Manhattan inventory growth was substantially slower. Job growth over the decade was 20% in Manhattan, **approximately** 20% in the third class **size**, and **approximately** 40% elsewhere. However, for the first half of the decade growth was greater on average...we can test whether these TABULAR DATA OMITTED differences are statistically significant.(13) We also **estimate** these two models including metropolitan area **size** group dummies, in Models III and IV.

Table 5 presents the estimates of equation (4...cities, the anticipated regionalization of office employment may have led future growth expectations of office **space** **rents** to outpace expected demand growth based only on past or current market conditions.

3 These...

...REIS database contains current and historical data on 26,000 office buildings representing 2.7 **billion** square feet. REIS also gathers data on largest contiguous **space**, **rent** range, and **lease** terms.

8 Miles et al. (1991) construct inclusive national supply measures by real estate property...

...our data set which has relatively more cross-section than time-series data.

15 Higher **space** per worker ratios over time in lower **rent**, faster growing areas is consistent with regionalization of office markets, given that rents in smaller...

...low, as they have over the decade. Also the model assumes either that all office **space** is **leased** (and not owned) or that a constant proportion of office **space** is **leased** over time and across cities. An increase over time in the proportion of **leased** **space** in smaller markets may give rise to these results.

16 We also test an excess...4): 779-86.  
Shilling, J., C. F. Sirmans, J. Corgel. 1987. Price Adjustment Process  
for **Rental Office Space** . Journal of Urban Economics 22: 90-100.  
Voith, R. and T. Crone. 1988. National Vacancy...

19920622

16/K/14 (Item 4 from file: 148)  
DIALOG(R) File 148:Gale Group Trade & Industry DB  
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04567432 SUPPLIER NUMBER: 08828355 (USE FORMAT 7 OR 9 FOR FULL TEXT)  
**Europe's low vacancies can benefit investors; market evaluations show newly  
emerging trends. (International Real Estate)**  
National Real Estate Investor, v32, n2, p51(6)  
Feb, 1990  
ISSN: 0027-9994 LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT  
WORD COUNT: 4902 LINE COUNT: 00383

... and 16.1 million sq. ft., with a total value in French francs of 25  
**billion (\$4.2 billion )**.

Eighty percent of these investments were bought by French investors,  
principally by insurance companies, pension funds and Societes Civiles de  
Placement Immobilier (SCPI).

The remaining 5 **billion** French francs (approximately \$849 million)  
were sold to overseas investors, with the Japanese taking 80...

...the British and to a lesser extent by the Dutch.

Japanese investors spent approximately \$34 **billion** worldwide in  
1988, and of this, only about \$3.4 **billion** U.S. dollars were spent in  
Europe. London accounted for approximately \$1.7 **billion** , with only \$679  
million spent ...and economic environment in the United Kingdom are the  
massive deficit on the balance of **payments** and a weakening currency. This  
is being financed by high interest rates, which threaten the...

...for retail property. Additionally, there is a slowdown in the demand for  
office and industrial **space** , although this follows a period of  
unprecedented growth. **Rental** growth is still occurring, but the slowdown  
is not happening uniformly, geographically or sectorially. Most...

...Priest Marians. Another substantial share transaction took place last  
November, when two U.S. financiers **paid** more than \$112.4 million for a  
22.5% stake in Mountleigh Group.

The emergence...

...city) seems better placed than the city to weather any downturn in  
demand for office **space** . The average West End **rent** is \$76.20, although  
rents range from \$35 to \$115.60. The vacancy rate is...

...legislation concerning the new Uniform Business Rate (UBR) mean that, as  
a result of this **change** , companies wishing to move to secondary **space**  
to escape a large increase in **rent** would have to do so ...conditions are  
making it impossible for retailers to operate at a profit because they are  
**paying** top rents that were negotiated in 1988.

The strong growth of manufacturing output during 1987...

...rents, registering over 25% annual growth compared to 17% (and

declining) for offices. Prime conventional **space** now **rents** for up to \$12.80 per sq. ft. in the South East, declining to around...had an excellent result in 1988 with a total of 64,000 sq. meters of **rented** office **space** . The vacancy dropped to half within two years from 136,000 sq. meters in 1987...

...and organizations to locate there. Under construction is approximately 360,600 sq. ft., of which **approximately** 161,500 sq. ft. are assigned for owner **occupancy** . **Approximately** 371,400 sq. ft. of new office space is scheduled for the future.

Together with...

...11.66 to \$29.16 per sq. ft.

The slight decline in the amount of **rented space** in Stuttgart was caused by the fact that only a small amount of new office **space** entered the market. Most of the newly **rented space** was taken from existing stock, resulting in a slight decrease in the vacancy rate and...the Copenhagen cycle was emphasized by a tax reason. In 1985, a special tax was **charged** on the real estate income of the pension funds and life insurance companies. As it...

...tax exempted -- in a very short period before the last day of tax exemption, many **contracts** were signed. The **contracts** more than covered the absorption of the next two to three years in the construction...

...members on pensions. Today the normal case is that 90% to 95% of the pension **payment** , plus the interest, must be invested.

The policy of the pension funds is to invest...

19900200

16/K/15 (Item 5 from file: 148)

DIALOG(R) File 148:Gale Group Trade & Industry DB  
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02180387 SUPPLIER NUMBER: 03413987 (USE FORMAT 7 OR 9 FOR FULL TEXT)  
**Facilities planning, evaluation and acquisition for smaller corporations.**  
**(corporate space needs)**

Thomas, Marita  
Inc., v6, pl11(11)  
Sept, 1984

ISSN: 0162-8968 LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT  
WORD COUNT: 7543 LINE COUNT: 00592

... designed the building for our needs."

Less typical but not uncommon is the CEO who **pays** too much attention to the status of space.

In five summers a Long Island swimming...

...much in space, it can also enhance productivity. The earlier you address your needs for **space** , the greater your options.

Should You Buy

Or **Lease Space** ?

There is no best, **least** expensive, route to acquiring business **space** . Each company must decide from among a broad spectrum of financial and non-financial options...

...J. Studley & Co. of New York, a national brokerage and consulting firm

specializing in office **space** . "Others see **leasing** as the best way to preserve capital. Neither assumption is necessarily correct."

Both owning and...estate marketplace, on which also depends the owner's future freedom to move or to **rent** out excess **space** . While ownership gives a company control over the management and use of the space, it...

...and requires attention that the company might more productively give to its primary business.

Leasing: **Pay** As You Go

Leasing does not require a major capital outlay. Leasing preserves the company's existing capital and borrowing power for other investments, but lease **payments** aren't likely to appreciate in value.

You can often negotiate favorable settlements or terms if you must move out of or **change leased space** early. You may even be able to negotiate some tax benefits. But these benefits will rarely match those of ownership.

Though a tenant usually exercises less control over **leased space** than owned **space** , degrees of control are negotiable in **leases** . The tenant also does not have to concern himself with building management. That's the...

...as an index rather than a dollar figure. It represents the present value of future **payments** discounted at the opportunity rate, i.e., the projected loss from not investing the same...

...what the investment would earn elsewhere) is 15 percent.

The 20-percent equity investment (down **payment** ) of \$1.8-million equals \$45 per square foot. The 15-percent interest comes to...

...corporate lease brings a complex of negotiable issues including base cost, escalation costs, length of **lease** , usable **space** versus rentable **space** , sublet options, degree of negotiability in unexpected contingencies, to name just a few.

What If...and to all of the gain on the sale of the land. Thus, the company **pays** \$1,124,000 in taxes and keeps \$2,956,000 of the sale proceeds.

To get your money out, the company will probably have to **pay** you a dividend, unless you liquidate your company. If you are in the 50-percent ...

...840,000 is taxed at your effective individual capital gain rate of 20 percent. You **pay** only \$768,000 in taxes and are left with \$3,312,000. (Table VII). Not...

...that your costs between one or the other will diverge substantially over time.

"You should **pay** particular attention to the dollars in the option that are sensitive to inflation," say Don...tax escalations. Plan B uses 1985. Therefore, each year, the tenant under Plan A must **pay** the difference between 1984 and 1985 costs along with any annual increases in those costs...

...it is not uncommon for a landlord to sweeten his offer by lowering the base **rent** persquare foot, while calculating in **space** you can't use--elevator shafts, hallways, nooks and crannies, structural elements and the like...to be left solely to outside experts.

"Put a ranking person in the company in **charge** of the project," stresses Alpern. "Then give him the time to carry out his responsibilities ...

...are relying on design competitions as a way to select the architect. Typically you would **pay** each pre-qualified firm a fee for an initial design. Each will undoubtedly be a...

...compromising the essential functioning of the office."

Designing Form Around Function

No matter what you **pay** for space, people are both your most valuable and your most expensive asset.

Though studies pre-architectural programming and at **approximately** the same cost, addresses acceptable ranges of floor **sizes** and architectural dimensions. The process develops an objective measure for evaluating offers by landlords and...

...enough detail to determine that your basic requirements can be met. But once a preliminary **agreement** is struck, these services can go beyond the basics, since your enthusiasm for the plan...important to control glare.

Lighting also accounts for up to half a company's utility **bill**. A revised lighting design for the new TRW headquarters in Cleveland, Ohio, will save the...

...usually aesthetically pleasing, too.

How To Find The Best Space For You

Approximately 22.65- **billion** acres of land comprise the United States. On which one or two of them should...

19840900

16/K/16 (Item 6 from file: 148)

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02169569 SUPPLIER NUMBER: 03334355 (USE FORMAT 7 OR 9 FOR FULL TEXT)  
**The U.S. national income and product accounts: revised estimates: 1981-83: first and second quarter 1984.**

Survey of Current Business, v64, p7(94)  
July, 1984

ISSN: 0039-6222 LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT  
WORD COUNT: 4621 LINE COUNT: 00371

... terms of annual estimates of current-dollar GNP, constant-dollar GNP and associated price indexes, **charges** against GNP, and sector and saving-investment transactions. The next section provides methodological notes on...

...1 shows the most important new and revised source data for current-dollar GNP and **charges** against GNP. The years shown are the years of the estimates into which these data are directly incorporated. Current-dollar GNP

Current-dollar GNP was revised up \$3.7 **billion** in 1981, down \$3.7 **billion** in 1982, and down \$5.7 **billion** in 1983 (table 2). The revisions in the percent changes from the preceding year were...  
...small amount in 1982. In 1983, PCE was again revised down, but only \$2.1 **billion**. Government purchases and the change in business inventories were also revised down, the former \$4.0 **billion** and the latter \$7.0 **billion**. Fixed investment was revised up \$6.7 **billion**, mainly reflecting a large revision in producers' durable equipment, and net exports was revised up

\$0.7 **billion** .

Revisions in PCE goods were downward, by small to moderate amounts each year. In durable...

...investment were upward each year, by small amounts in 1981 and 1982 and \$4.5 **billion** in 1983. In structures, the revisions were negligible in 1982 and small in 1981 and...

...negligibly in 1981 and 1982. In 1983, more than one-half of a \$2.2 **billion** upward revision was accounted for by the additions and alterations component.

Revisions in the change in business inventories were up \$7.6 **billion** in 1981, down \$1.6 **billion** in 1982, and down \$7.0 **billion** in 1983. The 1981 revision was in the change in the book value of inventories...

...purchases were revised up by small amounts in 1981 and 1982 and down \$4.0 **billion** in 1983. In State and local purchases, the total and most components were revised up in 1981 and 1982. In 1983, a \$5.3 **billion** downward revision was concentrated in purchases of the Commodity Credit Corporation (see note 2). Constant...

...associated price indexes

In constant (1972) dollars, GNP was revised down each year--\$1.7 **billion** , \$5.4 **billion** , and \$0.6 **billion** in 1981, 1982, and 1983, respectively (table 2). The revisions in the percent changes from...

...point occurred in more than 1 year only in residential investment, imports, and Federal purchases. **Charges** against GNP

Revisions in total **charges** against GNP, as shown in table 4, were similar to those in GNP except in 1981. In that year, when GNP was revised up but **charges** against GNP was revised down, the revision in the statistical discrepancy was \$10.6 **billion** . In 1982 and 1983, revisions in the statistical discrepancy were small.

Each year, the revision in **charges** against GNP reflected moderate to large downward revisions in components that were only partly offset...

...amounts. Revisions in other components were small.

Compensation of employees was revised down \$3.8 **billion** in 1981, \$1.4 **billion** in 1982, and \$5.3 **billion** in 1983. In 1981, the revision was concentrated in other labor income; in 1982, in...

...income, which was revised up in 1981 and 1982 by \$5.0 and \$2.1 **billion** , respectively, reflected small to moderate upward revisions in both the farm and nonfarm components. In 1983, when the revision was down \$6.8 **billion** , the farm income component was revised down \$7.1 **billion** .

Rental income of persons was revised up each year, by small amounts in 1981 and 1982 and by \$3.5 **billion** in 1983.

Corporate profits were revised down by a small amount in 1981, by \$5.7 **billion** in 1982, and by \$4.0 **billion** in 1983. Profits before tax--that is, book profits--were revised down even more. Domestic...

...was revised up by moderate amounts each year.

Net interest was revised down \$8.9 **billion** in 1981, negligibly in 1982, and up \$9.1 **billion** in 1983 (see note 4).

REvisions in capital consumption allowances with capital consumption adjustment, indirect...

...government enterprises were negligible with one exception. Indirect

business taxes were revised down \$5.5 **billion** in 1983, largely due to State and local property taxes. Sector and saving-investment transactions

The current-dollar revisions discussed so far are for GNP, **charges** against GNP, and their components, which make up the two sides of the national income...

...aggregates.

In the personal income and outlay account, personal income was revised down \$5.5 **billion** in 1981, up \$6.0 **billion** in 1982, and up \$2.1 **billion** in 1983 (table 5). Most of the revisions were accounted for by components that have...

...Revisions in components of personal income not yet referred to--personal dividend income and transfer **payments** --were negligible to small. Revisions in personal tax **payments** were also negligible to small. Accordingly, revisions in disposable personal income were similar to those ...

...revised in 1983. The revisions in personal saving were up each year, by \$2.1 **billion** in 1981, \$10.6 **billion** in 1982, and \$4.4 **billion** in 1983.

In the government account, revisions in Federal receipts and expenditures except those in...

...basis was revised up by small amounts in 1981 and 1982 and down \$3.0 **billion** in 1983. Revisions in State and local receipts were small and generally upward in 1981...

...revision, which included a moderate downward revision in indirect business taxes, was downward \$5.2 **billion**. Revisions in expenditures were small and upward in 1982 and 1983. The surplus on a...

...basis was revised up by small amounts in 1981 and 1982, but down \$7.3 **billion** in 1983.

In the foreign transactions ...in gross saving was negligible and the revision in gross investment was upward \$11.1 **billion**. In 1982, gross saving and investment were revised up, both by small amounts. In 1983, gross saving was revised down by \$2.4 **billion**, and gross investment was revised negligibly.

#### Methodological Notes

1. Seasonal adjustment.--Seasonal adjustment factors, generally...

...1981, and distilled products for all years, were seasonally adjusted in the usual way.

2. **Payment** -In-Kind (PIK) transactions.--The PIK program was one of the 1983 Federal farm programs...

...CCC) inventories in return. On the basis of revised estimates, farmers took title to \$5 **billion** of crops previously held by the CCC in 1983. This amount reflects an upward revision of \$1.5 **billion**. This revision reflected better information about the dates on which the transfers were made; it...

...as a separate item in the derivation of GNP.

In Federal expenditures, the PIK subsidy **payments** offset the reduction of CCC inventories due to PIK, so that PIK transactions have no ...

...unincorporated foreign affiliates are treated like dividends received by

domestic corporate business and like dividends **paid** by the the rest of the world. Remitted earnings of foreign residents from their unincorporated U.S. affiliates are treated like dividends **paid** by domestic corporate business and ad dividends received by the rest of the world. Reinvested...

...Foreign residents' share of reinvested earnings of their unincorporated U.S. affiliates is treated as **payments** of undistributed profits to the rest of the world. The amounts of the reinvested earnings...

...and 8.12.

Further information is available in the discussion of the annual balance of **payments** revisions, which appeared in the June 1984 SURVEY OF CURRENT BUSINESS.

4. Interest -- The revisions in interest were the largest among the major components of **charges** against GNP and personal income. The methodologies for these components, which are highlighted in what...of revision.

For years for which source data are complete, estimates of net monetary interest **paid** by business are derived mainly from tax return tabulations, prepared by the Internal Revenue Service, of interest **paid** and received by corporations, sole proprietors, and partnerships. Tabulations for corporations become available with a...

...Administration) and trade sources are used. For nonfinancial corporations, estimates are prepared by extrapolating interest **paid** by the product of debt outstanding for several kinds of debt (largely from the Federal...

...accounts) and appropriate interest rates, and by extrapolating interest received using a similar procedure. Interest **paid** and received by partnerships and proprietorships are extrapolated by past trends. For all years, interest **payments** by homeowners on mortgage and home improvement loans are estimated using data on mortgages outstanding...

...a residual, as will be explained in connection with personal interest income.

Imputed interest is **paid** by two kinds of financial intermediaries: banks and other depository institutions, and life insurance carriers...

...interest is estimated as the property income earned on investment of deposits less monetary interest **paid** on deposits (less profits, in the case of mutual depositories). For the latter, it is...

...interest of financial corporations for years when tax return tabulations are not available.

Net interest **paid** by the rest of the world is estimated as part of the U.S. international transactions accounts. The basic approach for **estimating** both receipts and **payments** is to multiply the **amount** outstanding in various asset categories by appropriate interest rates.

In 1981, net interest was revised down \$8.9 **billion**. The revision mainly reflected the incorporation of data from corporate tax return tabulations. In 1982, the revision in level was negligible and the revision in change was up \$8.7 **billion**. Tabulations of tax returns for sole proprietorships and partnerships, revised data on assets and debts...  
...revised interest rates were introduced. For 1983, the upward revision in level was \$9.1 **billion** and the revision in **charge** was \$9.3 **billion**. A full breakdown of these revisions by component cannot be shown, because, as noted earlier...



...current quarters. Net monetary interest more than accounted for the revision in level (\$11.8 **billion** ) and revision in change (\$12.5 **billion** ). The revision reflected the substitution of the methodology used for annual estimates, which was just...

...the basis of information either about persons' interest receipts or about the portions of interest **payments** by business, government, and the rest of the world that go to persons, an indirect...

...estimates of personal interest income is shown in table 10: net interest (the component of **charges** against GNP) plus interest **paid** by government to persons and business less interest received by government plus interest **paid** by consumers to business.

For current quarters, this formula cannot be implemented because there are...

...estimate the portion of net interest that consists of the net monetary and imputed interest **paid** by business. The procedure that is used is, in effect, to apply in reverse the formula for the annual estimates: to estimate directly personal interest income, interest **paid** and received by government, and interest **paid** by consumers to business in order to derive net interest. Personal interest income is estimated...

...Department reports; State and local government interest is estimated by extrapolation of past trends. Interest **paid** by consumers to business is extrapolated on the basis of Federal Reserve Board information on...

...Most of the revisions in personal interest income in 1981 and 1982--down \$9.5 **billion** and negligible--reflect those in net interest. The revision in personal interest income in 1983--up \$10.0 **billion** --cannot be attributed to the revision in net interest. The revision in that year reflects...

...formula for annual estimates. In addition, there were revisions in government interest, largely in interest **paid** and received by State and local governments. These revisions largely reflect the incorporation, for 1981 and 1982, of data from the Census Bureau's Governmental Finances.

5. Deflation of **space rent** .-- **Space rent** is the **rent** of a housing unit exclusive of utilities furnished and of rent of equipment, such as...the American Housing Survey (and thus is consistent with the sample from which the mean **contract rent** that is used in estimating **space rent** is taken). The major methodological improvement is that the new index takes into account that landlords often raise (or lower) the rent they **charge** when they rent to a new tenant. Such changes are registered in survey data when a housing unit moves from a vacant to a **rented** status. Previously, **space rent** had been deflated using the **rent** component of the Consumer Price Index. The effect of the **change** in procedure was to lower constant-dollar **space rent** by \$1.9 **billion** , \$3.7 **billion** , and \$5.6 **billion** in 1981, 1982, and 1983, respectively.

6. Quarterly farm estimates.--Two improvements were introduced in...

19840700

16/K/17 (Item 1 from file: 613)

DIALOG(R) File 613:PR Newswire

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00669448 20011102CGF013 (USE FORMAT 7 FOR FULLTEXT)

**Great Lakes REIT Reports \$0.27 EPS and \$0.55 FFO Per Share**

PR Newswire

Friday, November 2, 2001 07:30 EST

JOURNAL CODE: PR LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT

DOCUMENT TYPE: NEWSWIRE

WORD COUNT: 5,298

**2001**

**TEXT:**

...comparison excludes the impact of an \$8.2 million special dividend distributed in December 2000. **Payment** of this special dividend had the effect of reducing 2001 FFO by approximately \$820,000...

...store sales grew 2.0% (cash basis) as compared to the same period of 2000. **Lease** rates on **spaces** that were renewed or re- **leased** were 10.0% above expiring lease rates on a cash basis for the third quarter...

...period.

The Company had \$245.2 million of total debt outstanding at September 30, 2001. **Approximately** 53% of this **amount** was fixed rate debt with an average interest rate of 7.07%. Great Lakes REIT...

...capital.

On June 1, 2001, Great Lakes REIT entered into a \$33.0 million loan **agreement** with an institutional lender. The loan is secured by a first mortgage lien on the...

...per annum.

**Dividends and Funds Available for Distribution (FAD)**

On October 2, 2001, the Company **paid** a regular quarterly cash dividend of \$0.40 per common share to owners of record as of September 14, 2001. The FFO

**payout** ratio for the third quarter was 73.2%.

Funds Available for Distribution (FAD) totaled \$7...

...the three

months ended September 30, 2001, or \$0.46 per common share. The FAD **payout** ratio was 83.4%.

**Outlook**

During the quarter ended September 30, 2001, occupancies have declined ...

...the Company's net income and FFO.

In 2000, Great Lakes REIT entered into a **contract** to acquire Two Riverwood Place, a 99,500 square foot office building which has since been completed in

suburban Milwaukee, for a **contract** price of \$8.5 million. Base building construction on this property was completed in June...

...rate  
changes, unexpected delays in project lease-up, changes in the local or national economies, **changes** in the pace of office **space** development and tenant office **space** demand, increased sub- **lease** availability which could negatively impact **space** absorption, and other risks inherent in the real estate business.

For further information, reference should...183 183

authorized; 18,301 and 18,275 shares  
issued in 2001 and 2000,  
respectively)

**Paid** -in-capital 235,307  
234,959  
Retained earnings (deficit) (12,935)  
(7,176)  
Employee share...

...per share - diluted \$0.46 \$0.44 \$1.39 \$1.33

Great Lakes REIT  
Portfolio **Occupancy** Schedule  
October 1, 2001

Market/Property	Location	Year Built/ Renovated	Approximate Rentable Square Feet	Percent
Occupied Chicago Centennial Center	Schaumburg	1980...		

...EVENT NAMES: **CONTRACTS** AND ORDERS

16/K/18 (Item 2 from file: 613)  
DIALOG(R) File 613:PR Newswire  
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00102877 19990505CGW018 (USE FORMAT 7 FOR FULLTEXT)  
**Great Lakes REIT Reports FFO Per Common Share of \$0.45 For First Quarter 1999**  
PR Newswire  
Wednesday, May 5, 1999 08:31 EDT  
JOURNAL CODE: PR LANGUAGE: ENGLISH RECORD TYPE: FULLTEXT  
DOCUMENT TYPE: NEWSWIRE  
WORD COUNT: 3,985

**1999**

TEXT:

...95 percent at March 31, 1999  
-- Quarterly cash dividend of \$0.32 per common share, **paid** March 31, 1999  
-- Return on Invested Capital of 10.45% (EBITDA for the quarter ended  
...

...61,269

square foot lease at One Century Centre for an additional three years.

#### Telecommunications Agreement

The Company has entered into **agreements** with WinStar Wireless, Inc., which

will afford many of Great Lakes REIT's small and...

...31, 1999.

Dividends and Funds Available for Distribution (FAD)

On March 31, 1999, the Company **paid** a regular quarterly cash dividend of

\$0.32 per common share to owners of record as of March 21, 1999. The FFO **payout** ratio for the quarter ended March 31 was 71 percent.

Funds Available for Distribution (FAD...

...implementation of its operating strategies.

Thus far in 1999, the Company has executed property acquisition **agreements**

which will require an outlay of \$20.2 million, excluding its previously announced commitment to...lease-up, downturns in the local or national economies,

unanticipated vacancies in competitive properties, sub- **lease** availability that

could negatively impact **space** absorption, unexpected **changes** in new development activity, **changes** in telecommunication needs or technologies and

other risks inherent with the real estate business and...

...548,245 and 17,513,578

shares issued in 1999 and 1998

respectively)

175

175

**Paid** -in-capital

223,847

223,414

Retained earnings (deficit)

(10,179)

(8,790)

Employee share...

...659

16,145

Funds available for distribution

per share - diluted

\$0.37

\$0.32

Portfolio **Occupancy** Schedule

March 31, 1999

**Approximate**

Year Built/ Rentable

Percent

Market/Property

Location

Renovated

SquareFeet

Leased

Suburban Chicago

Centennial Center

Schaumburg...

?